

METES AND BOUNDS DESCRIPTION
OF A
12.727 ACRE TRACT
S. W. SCOTT SURVEY, A-49
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND
LYING AND BEING SITUATED IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 49, BRYAN,
BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 351.933
ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN DEVELOPMENT, LTD
RECORDED IN VOLUME 3734, PAGE 105 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS
COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF BOONEVILLE
ROAD - FM 158 (R.O.W. VARIES) MARKING THE NORTHWEST CORNER OF THIS HEREIN
DESCRIBED TRACT;

THENCE: S 83° 01' 10" E ALONG THE SOUTHWEST LINE OF BOONEVILLE ROAD FOR A
DISTANCE OF 510.82 FEET (DEED CALL BEARING: S 83° 02' 58" E, 4219/141) TO A 1/2
INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF A CALLED 0.517 ACRE
TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN
VOLUME 7067, PAGE 12 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE WEST LINE OF SAID 0.517 ACRE TRACT FOR THE FOLLOWING
CALLS:

S 38° 05' 20" E FOR A DISTANCE OF 74.60 FEET (DEED CALL: S 38° 02' 20" E -
74.69 FEET, 7067/12) TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A
CLOCKWISE CURVE HAVING A RADIUS OF 155.90 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 10' 17" FOR AN ARC DISTANCE
OF 42.23 FEET (CHORD BEARS: S 05° 52' 04" W - 42.11 FEET) (DEED CALL CHORD: S
05° 48' 53" W - 42.11 FEET, 7067/12) TO A 1/2 INCH IRON ROD FOUND MARKING THE
END POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A
RADIUS OF 862.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 46' 45" FOR AN ARC DISTANCE
OF 147.13 FEET (CHORD BEARS: S 18° 20' 35" W - 146.95 FEET) (DEED CALL CHORD:
S 18° 17' 24" W - 146.95 FEET, 7067/12) TO A 1/2 INCH IRON ROD SET MARKING THE
END POINT OF SAID CURVE;

S 23° 13' 58" W FOR A DISTANCE OF 142.85 FEET (DEED CALL: S 23° 10' 47" W -
142.85 FEET, 7067/12) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF
UNIVERSITY DRIVE E. (120' R.O.W.) MARKING THE SOUTH CORNER OF SAID 0.517 ACRE
TRACT AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 4740.00 FEET.
FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND AT THE EAST CORNER OF
SAID 0.517 ACRE TRACT BEARS: N 34° 57' 39" E FOR A DISTANCE OF 401.70 FEET
(DEED CALL: N 34° 57' 39" E - 401.74 FEET, 7067/12);

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 46' 50" FOR AN ARC
DISTANCE OF 395.50 FEET (CHORD BEARS: S 39° 46' 47" W - 395.36 FEET) (DEED
CALL AND MEASURED RADIUS, 3734/105) TO A POINT MARKING THE END POINT OF SAID
CURVE. FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: S 44° 58'
18" E FOR A DISTANCE OF 0.20 FEET AND A 1/2 INCH IRON ROD FOUND BEARS: N 40°
15' 19" E FOR A DISTANCE OF 0.86 FEET;

THENCE: S 42° 10' 12" W CONTINUING ALONG THE NORTHWEST LINE OF UNIVERSITY
DRIVE E. FOR A DISTANCE OF 555.17 FEET (DEED CALL AND MEASURED BEARING,
3734/105) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE
CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 33' 51" FOR AN ARC
DISTANCE OF 37.33 FEET (CHORD BEARS: S 84° 57' 07" W - 33.96 FEET) (PLAT CALL
AND MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF
EAST CREST DRIVE (60' R.O.W. PER PLAT OF PARK HUDSON SUBDIVISION, PHASE B,
8230/243) MARKING THE END POINT OF SAID CURVE;

THENCE: N 52° 15' 58" W ALONG THE NORTHEAST LINE OF EAST CREST DRIVE FOR A
DISTANCE OF 296.63 FEET (PLAT CALL: N 52° 15' 58" W - 297.02 FEET, 8230/243) TO
A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING
A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 05' 46" FOR AN ARC
DISTANCE OF 38.31 FEET (CHORD BEARS: N 07° 13' 05" W - 35.38 FEET) (PLAT CALL
AND MEASURED, 8230/243) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE
OF EASTCHESTER DRIVE (60' R.O.W. PER PLAT, 8230/243) MARKING THE END POINT OF
SAID CURVE;

THENCE: ALONG THE SOUTHEAST LINE OF EASTCHESTER DRIVE FOR THE FOLLOWING
CALLS:

N 37° 45' 48" E FOR A DISTANCE OF 295.76 FEET (PLAT CALL AND MEASURED,
8230/243) TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A
COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 830.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 53' 32" FOR AN ARC DISTANCE
OF 447.51 FEET (CHORD BEARS: N 22° 23' 02" E - 442.11 FEET) (PLAT CALL AND
MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID
CURVE;

N 06° 55' 16" E FOR A DISTANCE OF 42.85 FEET (PLAT CALL AND MEASURED,
8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE
CURVE HAVING A RADIUS OF 400.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 58' 08" FOR AN ARC DISTANCE
OF 83.56 FEET (CHORD BEARS: N 12° 55' 20" E - 83.41 FEET) (PLAT CALL AND
MEASURED, 8230/243) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF
SAID CURVE;

N 18° 54' 24" E FOR A DISTANCE OF 160.84 FEET (PLAT CALL AND MEASURED,
8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE
CURVE HAVING A RADIUS OF 25.00 FEET. FOR REFERENCE, THE CITY OF BRYAN GPS
MONUMENT NO. 33 BEARS: N 75° 43' 36" W FOR A DISTANCE OF 17,380.09 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78° 04' 26" FOR AN ARC DISTANCE
OF 34.07 FEET (CHORD BEARS: N 57° 56' 37" E - 31.48 FEET) (PLAT CALL CHORD: N
57° 56' 02" E - 31.48 FEET, 8230/243) TO THE POINT OF BEGINNING CONTAINING
12.727 ACRES OF LAND, AS SURVEYED ON THE GROUND SEPTEMBER, 2015. BEARING
SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION.

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED
ON GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION.

ELEVATION DATUM: NAVD 1988. PER CITY OF
COLLEGE STATION GPS MONUMENT NO. 125
(ELEVATION: 286.21').

CM - CONTROLLING MONUMENT FOUND AND
USED TO ESTABLISH PROPERTY LINES.

THIS TRACT DOES NOT LIE WITHIN A
DESIGNATED 100 YEAR FLOOD PLAIN.
ACCORDING TO THE F.I.R.M. MAPS, PANEL NO.
480410220F, REVISED DATE: 04-02-2014.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ County Clerk in and for said County, do hereby certify that this plat together with its certificates
of authentication was filed for record in my office the _____ day of _____, 2015, in the Official Records
of Brazos County in Volume _____, Page _____.

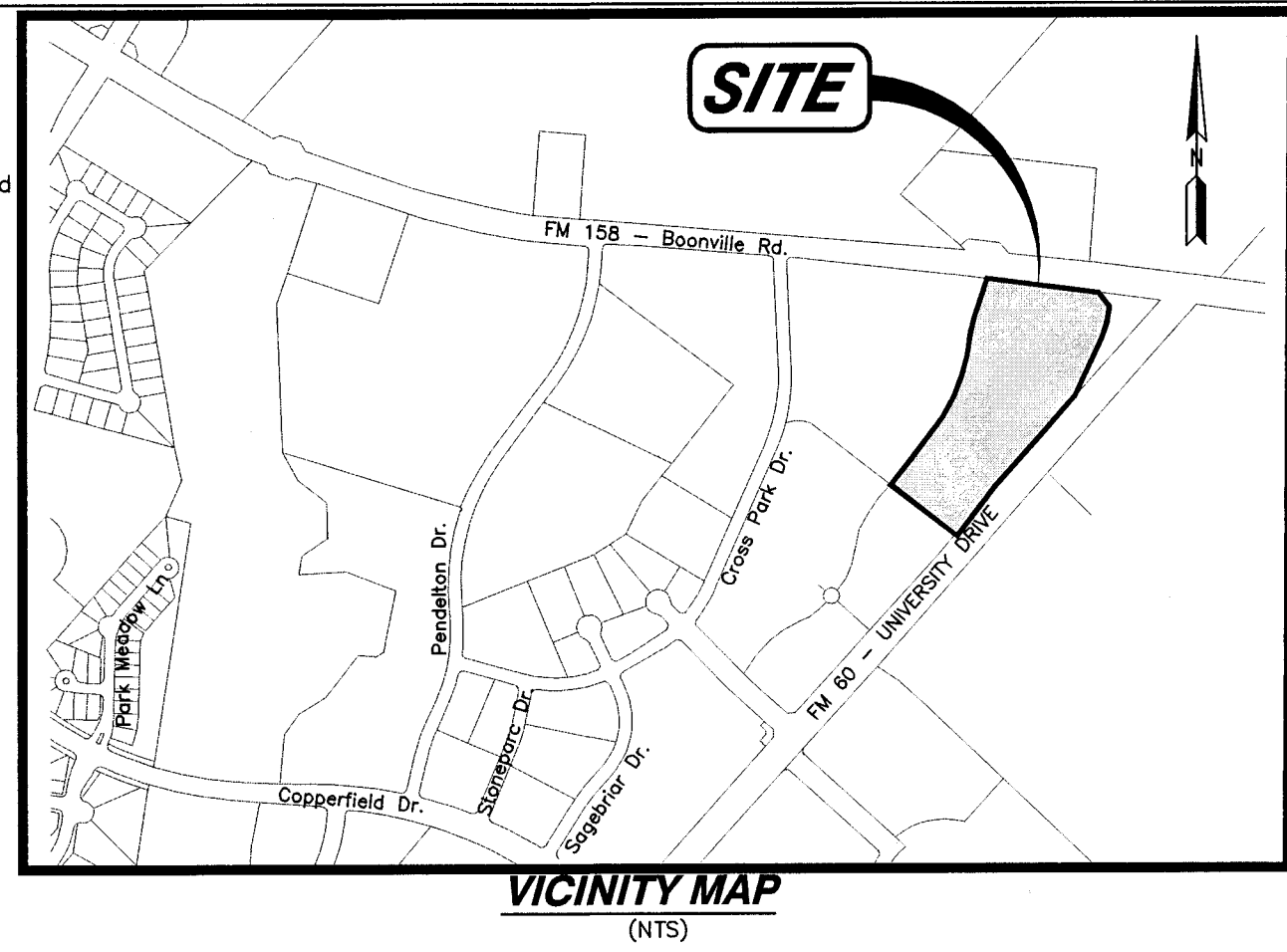
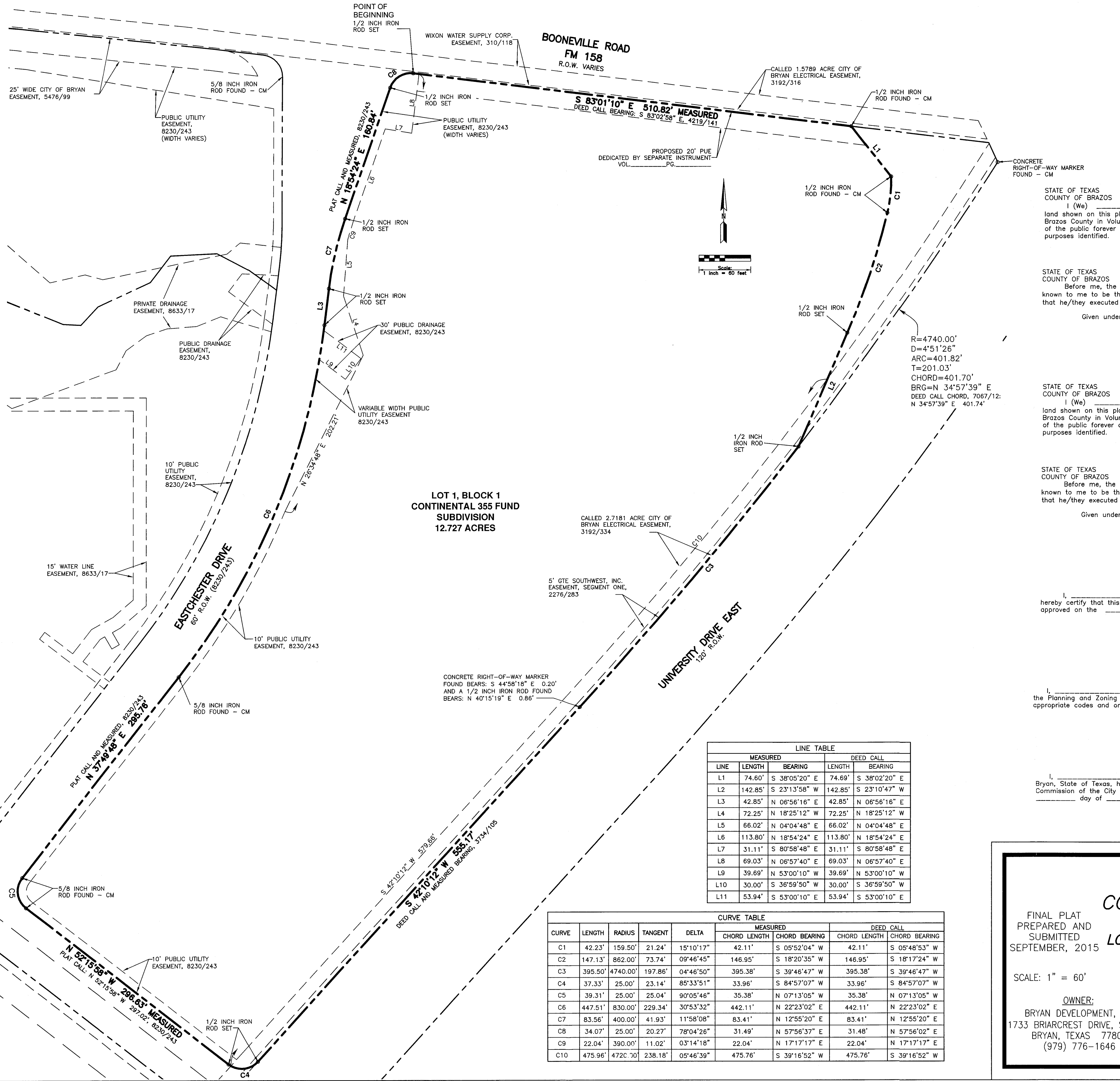
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502 in the State of Texas, hereby certify that this plat is true and
correct and was prepared from an actual survey of the property and that property markers and monuments were placed
under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed
geometric form.

Brad Kerr, R.P.L.S. No. 4502



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, the owner(s) and developer(s) of the
land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of
Brazos County in Volume _____, Page _____ and whose name is subscribed hereto, hereby dedicate to the use
of the public forever all streets, alleys, parks, watercourses, drains easements and public places hereon shown for the
purposes identified.

Bryan Development, LTD

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____
known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me
that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2015.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, the owner(s) and developer(s) of the
land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of
Brazos County in Volume _____, Page _____ and whose name is subscribed hereto, hereby dedicate to the use
of the public forever all streets, alleys, parks, watercourses, drains easements and public places hereon shown for the
purposes identified.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____
known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me
that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2015.

Notary Public, Brazos County, Texas

APPROVAL OF CITY ENGINEER

I, _____, The undersigned, City Engineer of the City of Bryan, Texas,
hereby certify that this Plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was
approved on the _____ day of _____, 2015

City Engineer, City of Bryan

APPROVAL OF CITY PLANNER

I, _____, The undersigned, City Planner and/or designated Secretary of
the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that this Plat is in compliance with the
appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2015

City Planner, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of
Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning
Commission of the City of Bryan on the _____ day of _____, 2015 and same was duly approved on the
_____ day of _____, 2015 by said Commission

Chair, Planning and Zoning Commission, Bryan, Texas

**FINAL PLAT
OF
CONTINENTAL 355 FUND
SUBDIVISION
LOT 1, BLOCK 1 (12.727 Acres)
J. W. SCOTT SURVEY, A-49
BRYAN
BRAZOS COUNTY, TEXAS**

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
(979) 268-3195

OWNER:
BRYAN DEVELOPMENT, LTD.
1733 BRIARCREST DRIVE, STE 202
BRYAN, TEXAS 77802
(979) 776-1646

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
PHONE (979) 260-6963